



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00040 Mission Ridge Unit 12
Application Type: Major Final
CPC Hearing Date: June 27, 2013

Staff Planner: Mirian Spencer, 915-541-4482, spencerm2@elpasotexas.gov
Location: North of Eastlake Blvd. and West of Darrington Rd.
Acreage: 53.581 acres
Rep District: East ETJ
Existing Use: Residential
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Horizon Heights Elementary (0.66 miles)
Nearest Park: Emerald Park (0.4 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: State of Texas General Land Office
Applicant: CEA Group
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ / Vacant
South: ETJ / Vacant
East: ETJ / Vacant
West: ETJ / Vacant

THE PLAN FOR EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing development of 272 single-family residential lots, the smallest being 4,500 square feet, the largest is approximately 12,616 square feet in size and a 2.75 acre pond. Primary access will be from Paseo Del Este Blvd. The applicant was granted vested rights for the subdivision making the development subject to the subdivision standards in effect prior to June 1, 2008. The City Plan Commission approved the following modifications and Mission Ridge Unit 12 on a Major Preliminary Basis on March 21, 2013:

- To allow for a 52 ft. roadway cross-section with 32 ft. of pavement, six-inch curb and gutter, five-foot sidewalks and five-foot parkways on both sides of the roadway.
- To allow for a 76 ft. roadway cross-section for Emerald Park Drive with four 11 ft.

driving lanes, a 12 ft. landscaped median, six-inch curb and gutter, five-foot sidewalks and five-foot parkways on both sides of the roadway.

- To allow for a 110 ft. roadway cross-section for Paseo Del Este with six 11 ft. driving lanes, a 14 ft. landscaped median, six-inch curb and gutter, ten-foot hike and bike trails, and five-foot parkways on both sides of the roadway.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of the modifications requested based on reason 3 of Section 19.04.170 (Modifications of Conditions) of the previous subdivision code and *approval* of Mission Ridge Unit 12 on a major final basis subject to the following condition:

- The applicant be required to landscape the parkway area at the rear of the double frontage lots on Paseo Del Este, as stipulated under Section 19.23.040 (H) which states *The City Plan Commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.*

Planning Division Recommendation:

Planning recommends *approval* of Mission Ridge Unit 12 on a major final basis subject to the following condition:

- The applicant be required to landscape the parkway area at the rear of the double frontage lots on Paseo Del Este, as stipulated under Section 19.23.040 (H) which states *The City Plan Commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.*

Engineering & Construction Management-Land Development:

No objections

City Development - Transportation:

Approval with modifications. In this case the applicant has demonstrated an alternative method of development to include a hike/bike trail and five-foot sidewalks. This alternative method of development will improve the aesthetic value of the subdivision while giving equal emphasis to safety, vehicular and pedestrian passage.

Parks and Recreation:

We have reviewed Mission Ridge Unit 12, a major final plat map and offer the following comments:

1. Parks Department recommends including the 2.41 acre park site within the limits of the subdivision in the location as shown in the Mission Ridge Development Pedestrian Shed Plan and not be relocated across the Major Arterial (Paseo Del Este Dr.) into the area already designated as Open Space.

Please note this is a residential subdivision composed of 272 single-family lots and does not include any recreational areas in the form of neighborhood/linear parks, trails, and/or open space

areas. A total of 2.72 acres of park land would have been required; however, this subdivision is excluded from the calculation for park land dedication as described in Title 19, Chapter 19.20 (Parks and Open Space).

El Paso Fire Department:

No comments received.

Sun Metro:

Sun Metro recommends placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Water Utilities:

EPWU – PSB does not object to this request.

General

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

Stormwater Division:

El Paso Electric Company:

911

Lartington Street addressing numbers shall be changed from even to odd numbers at the portion which has five digits and travels in an east/west direction. In addition, it is requested that Selby Street have a name changed at the portion which travels in an north/south direction.

Texas Gas Company:

No comments received.

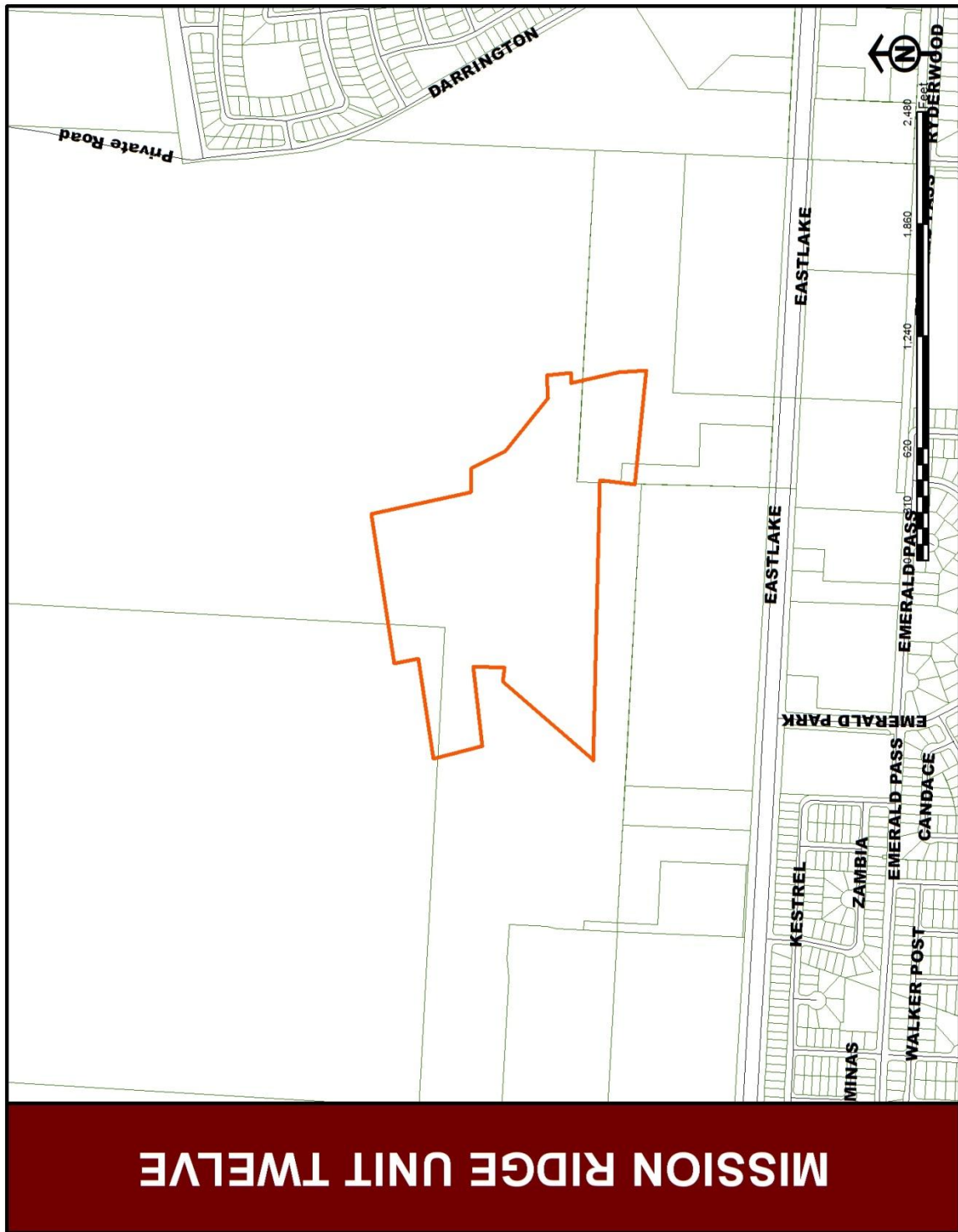
Socorro Independent School District:

No comments received.

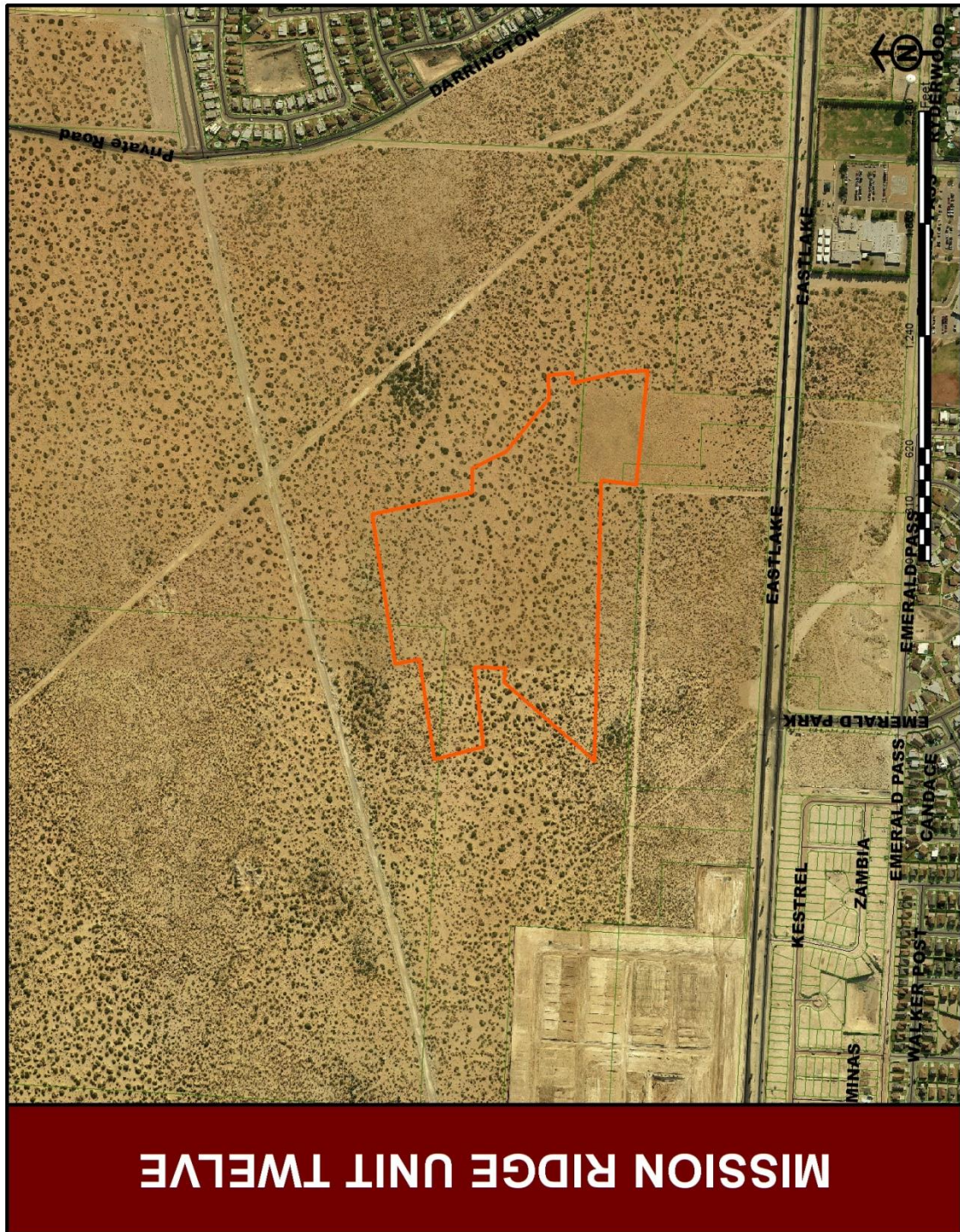
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Modification Request
6. Application

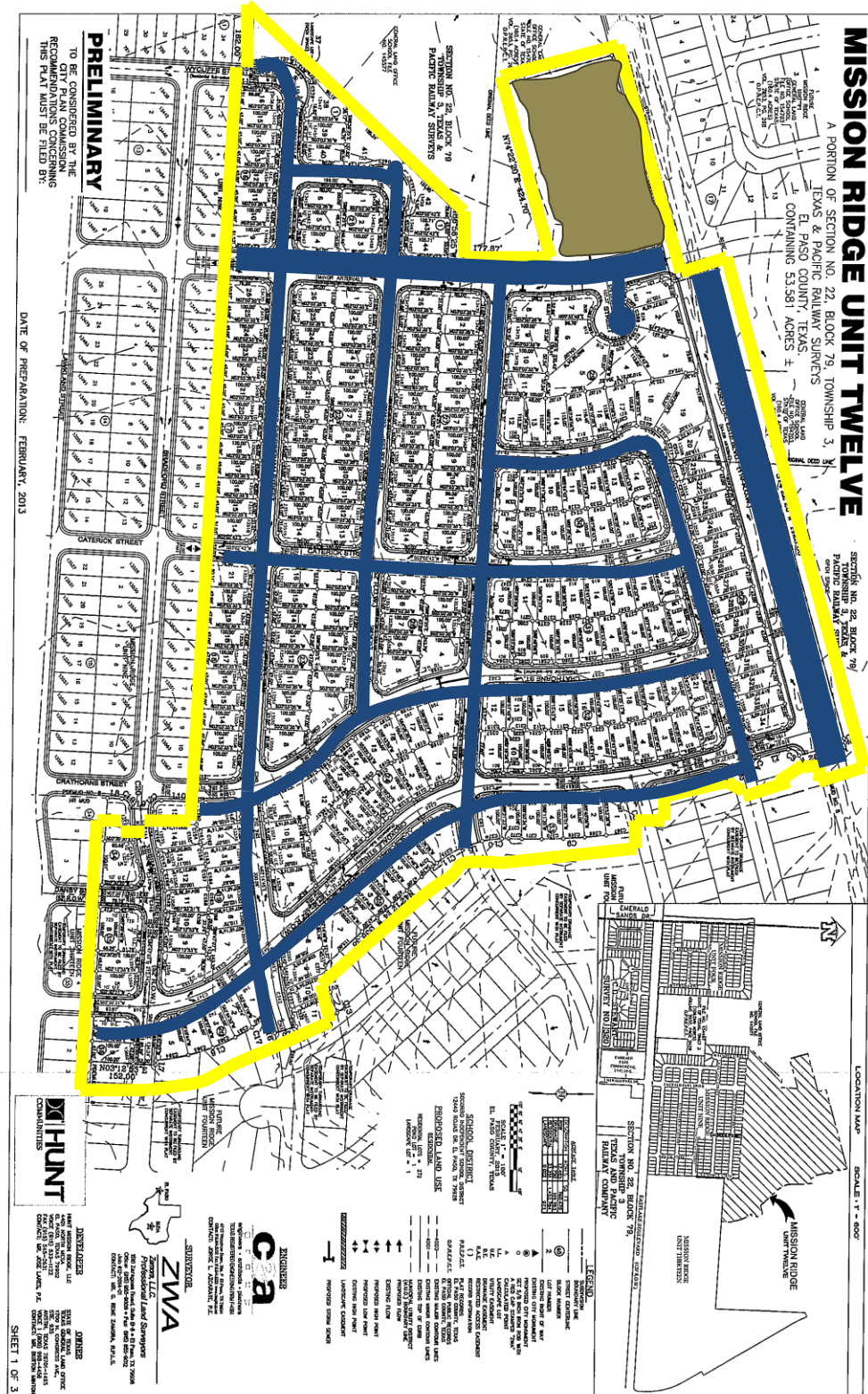
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5



Castner Center @ Transmountain
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El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

June 3, 2013

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Nathaniel Baker,
Planner

Reference: Mission Ridge Unit Twelve Final Plat – Modification Letter

Dear Mr. Nelson:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with 2-16 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, 2-5 foot parkways abutting the curb and 2-5 foot concrete sidewalks.

Modification No. 2: 76 foot Roadway

This modification shall consist of a 76 foot roadway cross-section with 2- 22 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, a raised 12-foot landscaped median, 2-5 foot parkways abutting the curb and 2-5 foot concrete sidewalks.

Modification No. 3: 110 foot Roadway

This modification shall consist of a 110 foot roadway cross-section with 2- 33 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, a raised 14-foot landscaped median, 2-5 foot parkways abutting the curb and 2-10 foot hike & bike trails.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in black ink, appearing to read "Jorge Grajeda".

Jorge Grajeda, E.I.T.
Project Engineer

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Jg/Jg

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 5/13/2013

FILE NO. SUSU13-00040

SUBDIVISION NAME: Mission Ridge Unit Twelve

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 80, 22, Block 72, Township 2, Texas and Pacific Railway Company Survey, El Paso County, Texas.
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>22.252</u>	<u>272</u>	Office		
Duplex			Street & Alley	<u>17.480</u>	<u>12</u>
Apartment			Ponding & Drainage	<u>2.750</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	<u>285</u>	
Industrial			Total (Gross) Acreage	<u>52.981</u>	
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
Approved County variances in setbacks, lot areas & street row reduction
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Storm Water Run-off will be conveyed via sheet flow to a proposed Storm Drainage
infrastructure that will ultimately discharge to an on-site retention basin.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception: 52 ft. R.O.W. St. with 2-5ft
sidewalks, 2-5ft Parkways, 2-16ft lanes
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

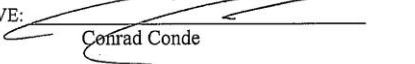
12.	Owner of record	<u>City of El Paso, Two Civic Center Plaza, El Paso, TX</u>	<u>79901</u>	<u>541-4622</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>City of El Paso, Two Civic Center Plaza, El Paso, TX</u>	<u>79901</u>	<u>541-4622</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC. 6080 Surety Drive, Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION

FEE: \$ 2,088.00

City of El Paso

OWNER SIGNATURE: _____
Joyce A. Wilson, City Manager

REPRESENTATIVE: _____

Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS